



ENVIRONMENTAL ASSESSMENT

Section 1 – Resource Assessment and Impact Criteria Report

The subject project is located west of and adjacent to Columbia Falls Stage Road, north of Highway 35/ 206 mid-east Flathead Valley.

The property is located in the SE 1/4 of Section 30, Township 29 North, Range 20 West. The proposed property parcel Tract 1, contains 114.39 acres of land on which the development will reside.

TBD Not assigned - Columbia Falls Stage Road, Kalispell, MT 59901

Tract Id: 2920X30-XXX1

Section 30, T 29 N, R 20 W, P.M., M. Flathead County, Montana

County Assessor Number: 0749200

The preliminary plat application will be for a 77 lot residential subdivision to be serviced by private shared water wells, single family sanitary sewer drain fields, and a small community sand mound system. A preliminary Lot Layout and additional parcel information is included in Appendix A.

a. Surface Water

i. Locate on the preliminary plat and describe all surface water and the delineated 100 year floodplain(s) which may affect or be affected by the proposed subdivision including:

- ***The proposed property is situated outside the 100 year floodplain as delineated by the FEMA map panel number 30029C1830J. No surface water features are located within the proposed property. See Appendix B.***

A. All natural water systems such as perennial and intermittent streams, lakes and ponds, rivers, or marshes;

- ***Not applicable. No natural water systems exist on subject property.***

B. All artificial water systems such as canals, ditches, aqueducts, reservoirs, irrigation or drainage systems;

- ***No artificial water systems exist within the proposed property. The design of the new subdivision will propose a new stormwater***

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treatment system .

- ii. Describe all probable impacts to surface waters which may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year when water is present and proximity of proposed construction (e.g. buildings, sewer systems, roads) to surface waters;
 - ***Any impacts would be minimal or unlikely due to the distance and nature of the subdivision and lot development construction.***
- iii. Describe any existing or proposed stream bank or shoreline alterations or any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, and purpose of alteration. If any construction or changes are proposed which require a 310 Permit from the Flathead County Conservation District the subdivider shall acknowledge that the permit is required and will be obtained prior to final plat;
 - ***No alterations to any stream bank or shorelines are proposed as part of the subdivision construction.***
- iv. If wetlands are present, the subdivider shall identify and provide a map showing wetland areas. A wetlands investigation completed by a qualified consultant, using the most current U.S. Army Corps of Engineers' Wetlands Delineation Manual may be required. If any construction or changes are proposed which require a 404 Permit, the subdivider shall acknowledge that the permit is required and will be obtained.
 - ***A small wetland is present on the northwestern corner of the subject property. No changes are proposed in the wetland and the wetland & buffer will be declared a "No Build" Zone.***

b. Groundwater

- i. Establish the seasonal minimum and maximum depth to water table, dates on which these depths were determined, and the location and depth of all known aquifers which may be affected by the proposed subdivision. Monitoring may be waived if evidence of minimum and maximum ground water elevations can be documented;
 - ***Water & Environmental Technologies (WET) excavated and logged 32 test holes excavated on the subject property in early March, 2020. All test holes were excavated to a depth of 8 feet or more. Groundwater was not encountered in any of the test holes. See data and profiles in Appendix C.***
- ii. If determined from subsection (b)(i) above that any area within the proposed subdivision is within four feet of the surface, the high water table shall be measured from tests taken during the period of the highest groundwater elevations, generally from March 15 through June 30, during average precipitation years and reported in the environmental assessment;
 - ***Test holes excavated and witnessed by WET contained no groundwater or***

signs of groundwater, mottling etc. See Appendix C.

- iii. Describe any steps necessary to avoid probable impacts and the degradation of ground water and ground water recharge areas as result of the subdivision.

- ***The proposed subdivision will have septic systems and storm drain retention areas designed to current Montana Department of Environmental Quality (MDEQ) and Flathead County standards for water quality. Systems will not be approved if they produce substandard treatment results.***

c. Geology/Soils

- i. Locate on the preliminary plat any known geologic hazards affecting the subdivision which could result in property damage or personal injury due to rock falls or slides, mud, snow; surface subsidence (e.g., settling or sinking); and seismic activity;

- ***No known geologic hazards exist within the proposed subject property.***

- ii. Explain what measures will be taken to prevent or materially lessen the danger and probable impacts of future property damage or personal injury due to any of the hazards referred to above;

- ***Not Applicable.***

- iii. Explain any unusual soil, topographic or geologic conditions on the property which limit the capability for building or excavation using ordinary and reasonable construction techniques. The explanation should address conditions such as shallow bedrock, high water table, unstable or expansive soil conditions, and slope. On the preliminary plat identify any slopes in excess of 40 percent;

- ***The site is comprised of Creston silt loam and Blanchard fine sand therefore, does not pose any unusual site soil limitations for ordinary construction techniques. See Appendix D for Custom Soil Resource Report.***

- iv. Identify any soils constraints, including probable impacts due to expansive soils, hydric soils, or any soils which limit sanitary facilities. Explain special design considerations and methods needed to overcome the soil limitations;

- ***The site is comprised of Creston silt loam and Blanchard fine sand and do not pose any unusual site soil limitations for sanitary facilities. See Appendix D for Custom Soil Resource Report.***

- v. Describe the location and amount of any cut or fill three or more feet in depth. These cuts and fills should be indicated on a plat overlay or sketch map. Where cuts or fills are necessary, describe any plans to prevent erosion and to promote re-vegetation such as replacement of topsoil and grading.

- ***No cut or fill over three feet has been proposed as part of this subdivision design. "Best Management Practices" (BMPs) will be employed in all construction phases of the project. Hydroseeding will be required within 14 days after construction completion.***

d. Vegetation

- i. On a sketch map or aerial photo indicate the distribution of the major vegetation types such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest, including critical plant communities such as stream bank or shore line vegetation; vegetation on steep, unstable slopes; vegetation on soils highly susceptible to wind or water erosion;
 - ***Please see Appendix A for an aerial photo exhibit which details vegetation features.***
- ii. Identify any locations of noxious weeds and identify the species of weeds and explain measures to control weed invasion;
 - ***No noxious weeds were observed on the subject property during the site topography survey. Noxious weed control will be addressed by the subdivision Conditions, Covenants and Restrictions (CC&Rs) and the Homeowners Association. See Appendix E for list of Flathead County noxious weeds.***
- iii. Describe any probable impacts and any protective measures to preserve trees and critical plant communities (e.g., design and location of roads, lots and open spaces).
 - ***No known critical plant communities or trees are currently located on the subject property.***

e. Wildlife

- i. Identify Describe species of fish and wildlife which use the area affected by the proposed subdivision;
 - ***White-tailed deer, upland game birds such as ring necked pheasant, grouse and turkey may frequent this and adjoining areas despite residential development. Considering the current usage of property, any wildlife presence on the property would be of a transitory nature. Yearly farming patterns and crop rotation would not provide the necessary cover for anything more permanent.***
- ii. Identify on the preliminary plat any known critical or "key" wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare or endangered species, or wetlands;
 - ***A notification letter of the proposed subdivision was sent to the Department of Fish, Wildlife and Parks requesting any input or concerns they might have. At time of assessment, no response has been received from Montana Fish, Wildlife and Parks. See Appendix F for Montana Fish, Wildlife and Parks correspondence letter.***

- iii. Identify rare and endangered species on-site. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;
 - ***Per the Endangered, Threatened, Proposed and Candidate Species list no known listed endangered species exist in Flathead County. See Appendix G.***
- iv. Describe any probable impacts and proposed measures to protect or enhance wildlife habitat or to minimize degradation (i.e. keeping buildings and roads back from shorelines; setting aside marshland as undeveloped open space);
 - ***Subject property contains little to no wildlife habitat. Possible construction impacts may be turbid storm water discharge from construction activities; however BMP's will be prescribed to mitigate such impacts during construction.***
- v. It is recommended that the subdivider discuss the impact of the proposed development on fish and wildlife with the Department of Fish, Wildlife and Parks (FWP) and incorporate any recommendations from the agency to mitigate wildlife impacts.
 - ***A notification letter of the proposed subdivision was sent to the Department of Fish, Wildlife and Parks requesting any input or concerns they might have. At time of submittal, no response has been received from Montana Fish, Wildlife and Parks. See Appendix F for Montana Fish, Wildlife and Parks correspondence letter.***

f. Wildlife Habitat

- i. Proposed subdivisions that are contiguous to urbanized areas are presumed to have a minimal impact on wildlife habitat;
 - ***The proposed subdivision is not adjacent to any existing urbanized areas, however, it is adjacent to an existing residential areas. The subject tract contains little to no wildlife habitat and development will therefore have a minimal impact to the wildlife habitat.***
- ii. Proposed subdivisions in locations with riparian areas, wetlands, rivers, streams, lakes, or other natural surface waters are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;
 - ***A small wetland is present on the northwestern corner of the subject property. No changes are proposed in the wetland and the wetland and a buffer will be declared a "No Build" Zone to minimize any impacts. See proposed lot layout in Appendix A.***
- iii. Proposed subdivisions in an area with rare or endangered species, as identified by state or federal agencies, are presumed to have an impact on the habitat of those species. Describe

the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;

- ***No known listed endangered species have been noted to frequent the subject property. The Endangered, Threatened, Proposed and Candidate Species Montana Counties list is attached in Appendix G.***

iv. Proposed subdivisions on and or adjacent to land identified by state or federal agencies as critical habitat are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

- ***The subject property is not on or adjacent to any critical habitat areas.***

g. Agriculture and Timber Production

i. On a sketch map locate the acreage, type and agricultural classifications of soils;

- ***See the Custom Soil Resource Report for Upper Flathead Valley Area, Montana in Appendix D.***

ii. Identify and explain the history of any agricultural production of the by crop type and yield;

- ***The subject tract is currently in agricultural production and has been historically. Primary crops would have been and are small grains such as winter wheat, spring wheat, or barley. Typical yields respectively would be 65.3 bushels/acre, 46.4 bushels/acre, 63.1 bushels/acre. The subject tract was also used to grow canola producing 1,180 pounds/acre. See Appendix K.***

iii. Describe the historical and current agricultural uses which occur adjacent to the proposed subdivision and explain any probable impacts and measures which will be taken to add or limit development conflicts with adjacent agricultural uses;

- ***The surrounding land on the north side and the south side has been developed or subdivided for single-family parcels. The property east across Columbia Falls Stage Road is currently in agricultural production. Probable impacts may include dust, fumes, and noise which could occur during the normal farming cycle of planting and harvesting. Columbia Falls Stage Road will provide a buffer for the proposed subdivision which will minimize conflicts. The farmland should pose minimal impact to the proposed subdivision.***
- ***The proposed subdivision final plat will include language notifying all owners of proximity of agricultural land. CC&Rs restrict the number and type of pets allowed which should reduce trespass on to the farmland. The subdivision poses minimal impacts to the surrounding agricultural lands.***

iv. If timbered, identify and describe any timber management recommendations which may have been suggested or implemented by a professional forester.

- ***Subject tract contains no timber.***

h. Agricultural Water User Facilities

- i. On a sketch map or aerial photo locate the location of any agricultural water user facility, including but not limited to agricultural water works, wells, canals, irrigation ditches and pump houses on-site or adjacent to the proposed subdivision;
 - ***There are no agricultural water works, canals, irrigation ditches, pump houses, on site or adjacent to the proposed subdivision. Historically there is evidence of irrigation occurring on the subject tract. Recently, however, the land has been not been irrigated. The property is not located within an agricultural water district.***
- ii. Describe any agricultural water user facility on the site or in proximity that might be affected and explain any probable impact(s) and measures which will be taken to avoid or mitigate probable impacts;
 - ***No agricultural water facilities are known within proximity of the project to be affected by the development.***
- iii. It is recommended that the subdivider discuss any impact of the proposed development on agricultural water users facilities with the irrigation company or organization controlling the facility and incorporate any recommendations from the agency to mitigate agricultural water users impacts.
 - ***The property is not located in an irrigation district nor are there any agricultural irrigation districts or companies in close proximity to the subdivision.***

i. Historical Features

- i. Describe and locate on a plat overlay or sketch map any known or possible historic, paleontological, archeological or cultural sites, structures, or objects which may be affected by the proposed subdivision;
 - ***No known historic, paleontological, archeological or cultural sites, structures, or objects exist on or adjacent to the subject tract.***
- ii. Describe any plans to protect such sites or properties;
 - ***Not Applicable***
- iii. Describe the impact of the proposed subdivision on any historic features, and the need for inventory, study and/or preservation and consultation with the State Historic Preservation Office (SHPO).
 - ***Not Applicable. Refer to correspondence letter from the SHPO in Appendix H.***

j. Visual Impact

i. Describe any efforts to visually blend development activities with the existing environment.

- **Densities will provide an open space flow throughout the proposed subdivision and the CC&Rs establish an Architectural Review Committee to review all development to maintain local aesthetics.**

k. Air Quality

i. Describe any anticipated impact to air quality caused from dust or other air pollutants, including dust created from roads, and any means to mitigate the impact to air quality.

- **Fugitive dust is a concern during the construction phase of the subdivision development however, BMP's will be prescribed to mitigate these concerns. See Appendix J for Dust Control Plan and Sheet 4 of 4 for Conceptual Storm Drain Plan.**

l. Area Hazards

i. Describe and locate on a plat overlay or sketch map any hazardous concerns or circumstances associated with the proposed subdivision site, including, but not limited to:

A. Any part of the proposed subdivision that is located within the Wildland Urban Interface priority area. If located in the Wildland Urban Interface or high fire hazard area identified by a local fire district or fire protection authority describe probable impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support the statement;

- **The project location is not located in the Wildland Urban Interface or high fire hazard area.**

B. Any potential hazardous materials contained on site, including high pressure gas lines, high voltage transmission lines, super fund sites, abandoned landfills, mines or sewer treatment plants, etc. In some cases an Environmental Site Assessment may be required;

- **A high voltage transmission line exists on the subject tract traversing from southwest to northeast. No other potential hazardous materials including high pressure gas lines, super fund sites, abandoned landfills, mines or sewer treatment plants are contained or planned for the project site.**

C. Describe measures to mitigate any adverse impacts associated with area hazards.

- ***The Bonneville Power Administration (BPA) power line is located in a 200' wide easement to mitigate any dangerous accidents or situations. All new structures associated with the development will be located outside of the easement. Additionally the easement area will be maintained and kept free of debris and mowed regularly.***

Section 2 – Community Impact Report

a. Water Supply:

- i. Describe the proposed water system and how water will be provided for household use and fire protection and the number of gallons needed to meet the needs of the anticipated final population;
 - ***Each newly created lot will be served by a shared private well to be installed at the time of development conforming to the 35 gpm and 10 acre-foot flow criteria from Department of Natural Resources & Conservation (DNRC).***
- ii. Indicate whether the plans for water supply meet state standards for quality, quantity and construction criteria.
 - ***The proposed lots will be served by shared wells permitted through the DNRC and Flathead and will meet state standards for quality, quantity and construction criteria.***
- iii. If the subdivider proposes to connect to an existing water system:
 - A. Identify and describe that system;
 - ***Not Applicable***
 - B. Provide written evidence that permission to connect to that system has been obtained;
 - ***Not Applicable***
 - C. State the approximate distance to the nearest main or connection point;
 - ***Not Applicable***
 - D. State the cost of extending or improving the existing water system to service the proposed development;
 - ***Not Applicable***
 - E. Show that the existing water system is adequate to serve the proposed subdivision.

- **Not Applicable**

iv. If a public water system is to be installed, discuss:

A. Who is to install that system and when it will be completed;

- **Not Applicable**

B. Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed;

- **Not Applicable**

C. State Provision of evidence that the water supply is adequate in quantity, quality, and dependability (75-6-101 MCA).

- **Not Applicable**

v. If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined.

- **Please see attached neighboring well logs for static and pumping water elevations for the groundwater supply in Appendix L.**

b. Sewage Disposal:

i. Describe the proposed method of sewage disposal and system;

- **The subdivision will create 77 single families residential lots will be served by individual subsurface wastewater treatment systems or a small community sand monund system. Please see attached lot layout in Appendix A.**

ii. Indicate the number of gallons of effluent per day which will be generated by the proposed subdivision at its full occupancy, whether the proposed method of sewage disposal is sufficient to meet the anticipated final needs of the subdivision and whether it meets state standards;

- **Each lot has been estimated to produce 350 gpd of effluent per Flathead County Standards to support a three bedroom single-family home.
350 gpd * 77 lots = 26,950 gpd. Sewage disposal will occur through single family pressurized drainfield systems or a small community sand mound system which will be designed to meet MDEQ and Flathead County Standards guaranteeing adequacy of treatment.**

iii. If the development will be connected to an existing public sewer system, include:

- A. A description of that system and approximate distance from the nearest main or connection point to the proposed subdivision;
- **Not Applicable**
- B. Written evidence that permission to connect to that system has been obtained.
- **Not Applicable**
- iv. If a new public sewage disposal system, as defined under 75-6-102 MCA, is to be installed, discuss:
- A. When the system will be completed, and how it will be financed;
- **Not Applicable**
- B. Who is to administer and maintain the proposed system at the beginning of subdivision development and when development is completed?
- **Not Applicable**

c. Storm Water Drainage:

- i. Describe the proposed methods of storm water drainage for roads and other anticipated impervious surfaces, including storm water calculations;
- ***The storm water from the development will be managed through a infiltration swale/ditch along the access roadways. This ditch system will convey storm water to the naturally low points of the road design. Drywells may be installed at low points providing additional infiltration if required. Cross connecting culverts will eliminate possibilities of overtopping or flooding. Storm drainage on the lots will be addressed at the time of individual lot development.***
- ii. Describe the proposed methods of storm water drainage for other areas of the subdivision, including storm water calculations;
- ***No other storm drainage systems are proposed for this development. Given the layout of the site, storm water runoff generated from the houses will be managed through sheet flow and infiltration in landscaped areas adjacent to the building envelope. The low density configuration of the site will allow for vegetative buffers to further treat storm water. See Appendix M for Storm Drain calculations.***
- iii. Identify the mechanism and who is responsible for the maintenance of the storm water drainage system.
- ***Responsibility to maintain the storm drainage infrastructure will be will be that of the home owners association. An operation and maintenance manual will be***

included with the design report for each individual lot at the time of submittal to MDEQ as part of the subdivision review and approval process.

d. Solid Waste Disposal:

i. Describe the proposed system of solid waste collection and disposal for the subdivision including:

A. Evidence that existing systems for collection and facilities for disposal are available and can handle the anticipated additional volume;

- ***The subdivision will be serviced by Flathead County Solid Waste through use of a contract hauler as required by CC&Rs. See Exhibit S for "will serve" letter from Evergreen Disposal.***

B. A description of the proposed alternative where no existing system is available.

- ***Not Applicable***

e. Roads:

i. Describe any proposed new public or private access roads or substantial improvements of existing public or private access roads;

- ***The proposed subdivision will be accessed off Columbia Falls Stage Road, a paved improved county road maintained year round by Flathead County. All roads will be constructed to current Flathead County standards.***

ii. Discuss whether any of the individual lots or tracts have access directly to arterial or collector roads; and if so, the reason access was not provided by means of a road within the subdivision;

- ***Lots will be served by private driveways from the proposed new interior road system.***

iii. Explain any proposed closure or modification of existing roads.

- ***Not Applicable***

iv. Identify existing primary road Average Vehicle Traffic and subdivision daily vehicle traffic assigned to that primary road.

- ***Columbia Falls Stage Road is the existing primary road. Current Flathead County Subdivision Regulations of 10 trips per lot per day would equate to 770 trips. A Traffic Impact Study was completed by Abelin Traffic Services. See Appendix Q.***

v. Describe provisions considered for dust control on roads;

- ***The proposed travel surface will be paved to eliminate dust control issues. Private driveways will also be hard surfaced to provide a further reduce dust. BMP's will be prescribed to mitigate fugitive dust during construction activities. Refer to the attached dust control plan in Appendix J.***
- vi. Indicate who will pay the cost of installing and maintaining dedicated and/or private roadways;
- ***The developer will pay the cost to construct and the property owners will maintain the private roadway.***
- vii. Discuss how much daily traffic will be generated on existing local and neighborhood roads and main arterial, when the subdivision is fully developed;
- ***The 77 lots will generate approximately 770 weekday trips to Columbia Falls Stage Road.***
- viii. Indicate the capacity of existing and proposed roads to safely handle any increased traffic. Describe any anticipated increased maintenance that will be necessary due to increased traffic and who will pay the cost of maintenance;
- ***The proposed 77 lot subdivision will generate enough daily average trips to require a Traffic Impact Study which has been completed. Currently Columbia Falls Stage Road is constructed to Flathead County standards and would be able to handle the increased traffic. Any anticipated increased maintenance cost will be covered by the increase in tax base generated from the lots.***
- ix. Explain whether year round access by conventional automobile will be available over legal rights of way to the subdivision and to all lots and common facilities within the subdivision
- ***Columbia Falls Stage Road is a paved public county roadway maintained by Flathead County which provides year round access to the proposed subdivision. All roads within the subdivision will be maintained by the Homeowners Association.***

f. Utilities:

i. Include a description of:

- A. The method of furnishing electric, natural gas or telephone service, where provided;
- ***Electric and telephone utilities will be installed at the time of development and provide services to each individual lot.***
- B. The extent to which these utilities will be placed underground;
- ***Utilities will be buried within a common trench per Flathead County Construction Standards along the roadway alignment.***

C. Estimated completion of each utility installation.

- ***Utilities will be extended to each lot at the time of development of the individual lot.***

g. Emergency Services:

i. Describe the emergency services available to the subdivision such as:

A. Is the proposed subdivision in an urban or rural fire district? If not, will one be formed or extended? In absence of a fire district, what fire protection procedures are planned?;

- ***The proposed subdivision is in the Creston Fire District which provides both fire and emergency services The Chief of the above listed department was sent a correspondence request letter. See Appendix F for correspondence letter, Appendix N for a detail of response route from the District, and Appendix P for response.***

B. Police protection;

- ***The Subdivision is protected by the Flathead County Sherriff's office and was sent a correspondence request letter, however no response was received at time of writing of this document. See Appendix F for correspondence letter and Appendix N for a detail of response route from the Flathead County Sherriff's Office.***

C. Ambulance service/Medical services;

- ***The proposed subdivision is in the Creston Fire District which provides emergency service. The Chief of the above listed department was sent a correspondence request letter. See Appendix F for correspondence letter, Appendix N for a detail of response route from the District, and Appendix P for response.***

D. Give the estimated response time of the above services;

- ***A detail of response routes and estimated times for the Creston Fire District/EMS and Flathead County Sherriff's Office can be found in Appendix N.***

E. Can the needs of the proposed subdivision for each of the above services be met by present personnel and facilities?

- ***The 77 lot single family subdivision will generate 77 additional addresses and estimated 193 residents to be served with emergency services at full build out. It is anticipated the proposed subdivision will have a minor impact on local departments. It is also anticipated***

the local services will be able to meet the needs with current personnel and facilities.

h. Schools:

- i. Identify the School Districts and describe the available educational facilities which would service this subdivision;

- ***The proposed subdivision will be within the Fair-Mont-Egan Elementary and Flathead High School districts.***

Fair-Mont-Egan Elementary = Kindergarten-8th grade

Flathead High School = 9-12th grade

Linderman Educational Center – Alternative

Numerous Private Schools are also available

- ii. Estimate the number of school children that will be generated from the proposed subdivision;

- ***Based on census data and population estimates for Flathead County, a household would contain approximately 2.5 persons. Based on this information and assuming 2 adults and 0.5 school aged children per household the proposed subdivision would generate an estimated 39 additional students for the surrounding school districts once fully developed. See Appendix O for census backup data.***

- iii. The subdivider shall discuss the impact of the proposed development on the provision of educational services with the administrator(s) of the appropriate school system(s). The subdivider shall provide a written statement outlining whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system, any recommendations of the administrator(s), and any mitigation planned to overcome any adverse impacts of the proposed development on the provision of educational services.

- ***Based on grade break downs 1/3 of the projected 39 students or 13 students would attend Flathead High School. Based on the 2019 statistics Kalispell High School District had 2,884 students. Dividing the number of students in half to account for both high schools the increase would be less than 1% of the total student body. The remaining 2/3 or 26 students would attend Fair-Mont-Egan Elementary. Based on the 2019 statistics Fair-Mont-Egan School District had 169 students. The increase would be less than 16% of the total student body. All calculations are based on full build out and do not take into account any private or home school options. The School Administrators were sent a correspondence request letters however no response was received at time of writing of this document. See Appendix F for correspondence letters. See Appendix Q for school data.***

i. Land Use:

- i. Describe comprehensive planning and/or land use regulations covering the proposed subdivision or adjacent land and if located near the jurisdictional area of an incorporated city or town, whether annexation is proposed;
 - ***Not applicable. The subject property is located within Flathead County and is subject to the applicable subdivision, planning and zoning regulations.***
- ii. Describe how the subdivision will affect access to any public lands. Where public lands are adjacent to or near the proposed development, describe present and anticipated uses for those lands; (e.g., grazing, logging, recreation, etc.);
 - ***Not applicable. The subject property is not located near or adjacent to any public lands.***
- iii. Describe the effect of the subdivision on adjacent land use;
 - ***The proposed subdivision will have little to no impact on surrounding lands since most adjacent lands already support residential applications.***
- iv. Describe any health or safety hazards on or near the subdivision, such as mining activity or potential subsidence, high pressure gas lines, dilapidated structures or high voltage power lines. Any such conditions should be accurately described and their origin and location identified. List any provisions that will be made to mitigate these hazards.
 - ***A high voltage transmission line exists on the subject tract traversing from southwest to northeast. The transmission line has been in existence for decades. The BPA power line is located in a 200' wide easement to mitigate any dangerous accidents or situations. All new structures associated with the development will be located outside of the easement. Additionally the easement area will be maintained and kept free of debris and mowed regularly.***

j. Housing:

- i. Indicate the proposed use(s) and number of lots or spaces in each:
 - A. For residential indicate the type of dwelling unit;
 - ***The proposed subdivision will be comprised of single-family dwelling units on 77 separate lots.***
 - B. For all other uses the type and intensity of use (e.g. industrial, commercial, etc.).
 - ***Not Applicable.***

k. Parks and Recreation Facilities:

- i. Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities which will serve the subdivision.

Signature Page



Doug Kauffman
Sr. Designer
TD&H ENGINEERING



Doug Peppmeier PE
Regional Office Manager
TD&H ENGINEERING



Bruce R. Wiederspiel
Unique Realty Developer, INC
APPLICANT

- ***Given the rural nature of this subdivision, lots sized at one acre or larger coupled with the projected open space no parkland been proposed. A jogging / walking path around the entire perimeter of the subject tract is proposed as a recreational amenity.***

I. Public Health and Safety:

- i. Describe any probable impacts and any measures to mitigate the impacts, or submit a statement explaining why no impact is anticipated, providing documentation to support that statement that might affect public health and safety that aren't specifically addressed in other sub-section of the environmental assessment;
 - ***No additional probable impacts to public health and safety are anticipated that have not been addressed in this document.***